

SITE NAME:

SITE LOCATION: 1909 Decatur Street – Old Sixth Ward Historic District

Owner: Jill and Blake Schifferstein

Applicant: Brett Zamore Design

Time Frame	Date Accepted	90-day Waiver
	March-7-2011	N/A

SITE INFORMATION:

Lot 9, Block 427, W.R. Baker Addition NSBB, City of Houston, Harris County, Texas. The site includes a one-story, wood frame residential building and detached garage.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a new addition which will begin at the rear wall of the existing house; The proposed addition will feature a rear facing gable roof and will contain an additional 162 square feet of conditioned living space
- North Elevation (front – facing Decatur Street): Rear addition will not be visible from the public right of way
- East Elevation (side – facing side property line): The proposed addition will not feature any door or window openings; Install a small hopper type window on the west elevation of the existing house located to the far left side of the existing wall;
- West Elevation (facing side property line): The proposed addition will not feature any door or window openings;
- South Elevation (facing rear property line): The proposed addition will feature a pair of single hung windows with 6/6 glass lites to match residence and a single pedestrian door with solid panel lower section and single glass lite located in the upper half; The pedestrian door will lead on to a small open landing which will feature a perimeter handrail and balustrade to code;

HISTORY AND SIGNIFICANCE:

The property is located within the boundary of the Old Sixth Ward Protected Historic District which was created when the Historic Preservation Ordinance was amended by City Council on August 1, 2007. The property is also located within the Old Sixth Ward Historic District listed in the National Register of Historic Places on January 23, 1978. The historic Edward McEvine house located on the site is a one-story wood framed residence constructed circa 1870. The duplex Gulf Coast Cottage was listed as “contributing” in the inventory.

Part of the Fourth Ward until 1876, the Old Sixth Ward Protected Historic District has one of the largest concentrations of Victorian-era buildings in Houston. The majority of the houses standing today were built in the 1870’s, 80’s, and 90’s as modest, one-story frame cottages occupied by a single family. The distinctive Victorian character of these dwellings was enhanced by decorative millwork usually applied to the front porches. As the 20th Century progressed, new housing reflected changes in architectural style. Bungalows were built among the Victorian cottages, but the essential character of the neighborhood did not change. During World War II, many of the houses were converted from single to multi-family dwellings, often owned by absentee landlords. Since achieving recognition as both a nationally and locally designated historic district, the Old Sixth Ward has witnessed the restoration of many homes to single-family occupancy.

APPROVAL CRITERIA FOR ALTERATION:

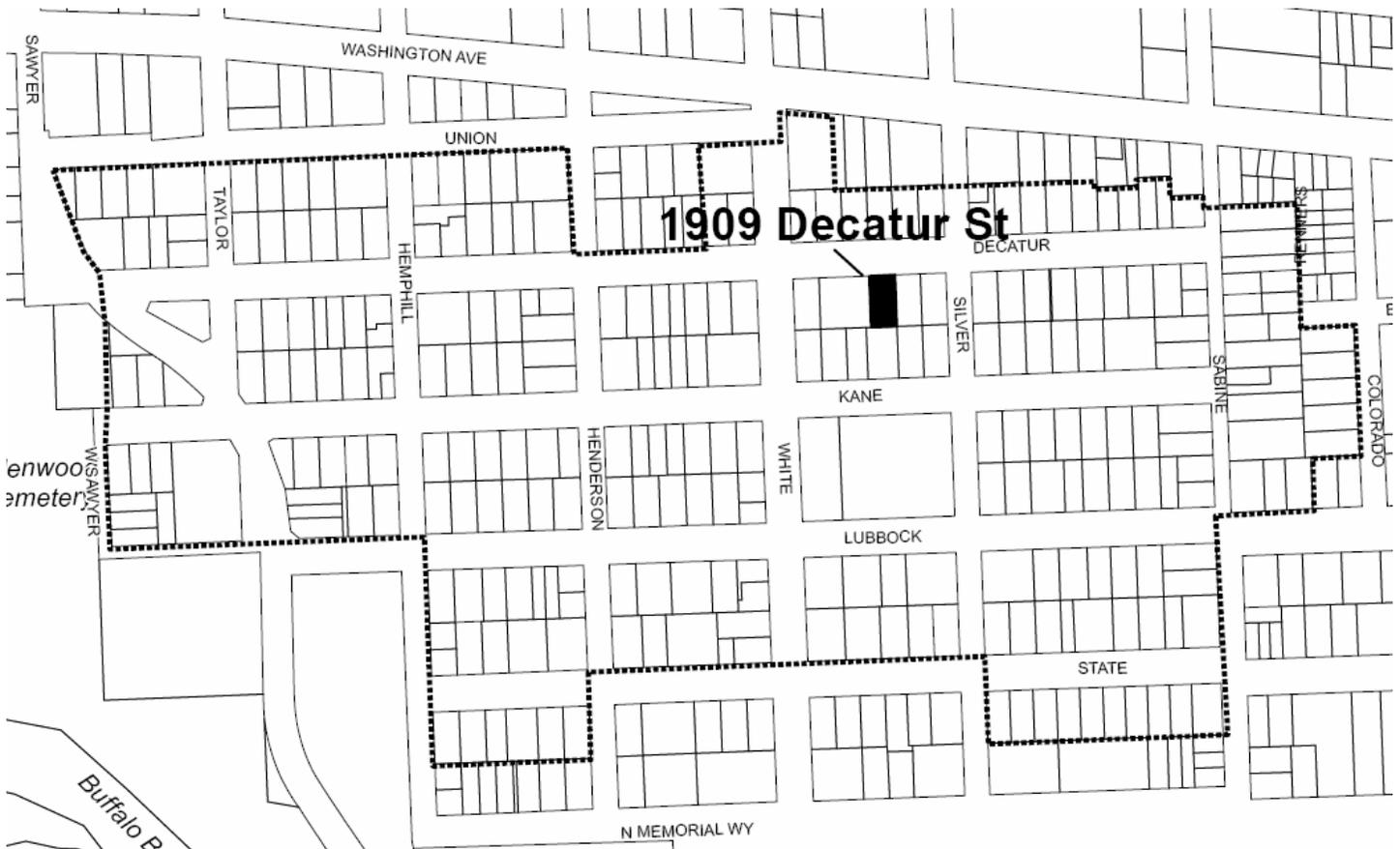
Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

CERTIFICATE OF APPROPRIATENESS

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Site Location Map
Not to scale



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Current Photograph



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**Current Photograph
Showing Rear of Building at Location of Proposed New Addition**

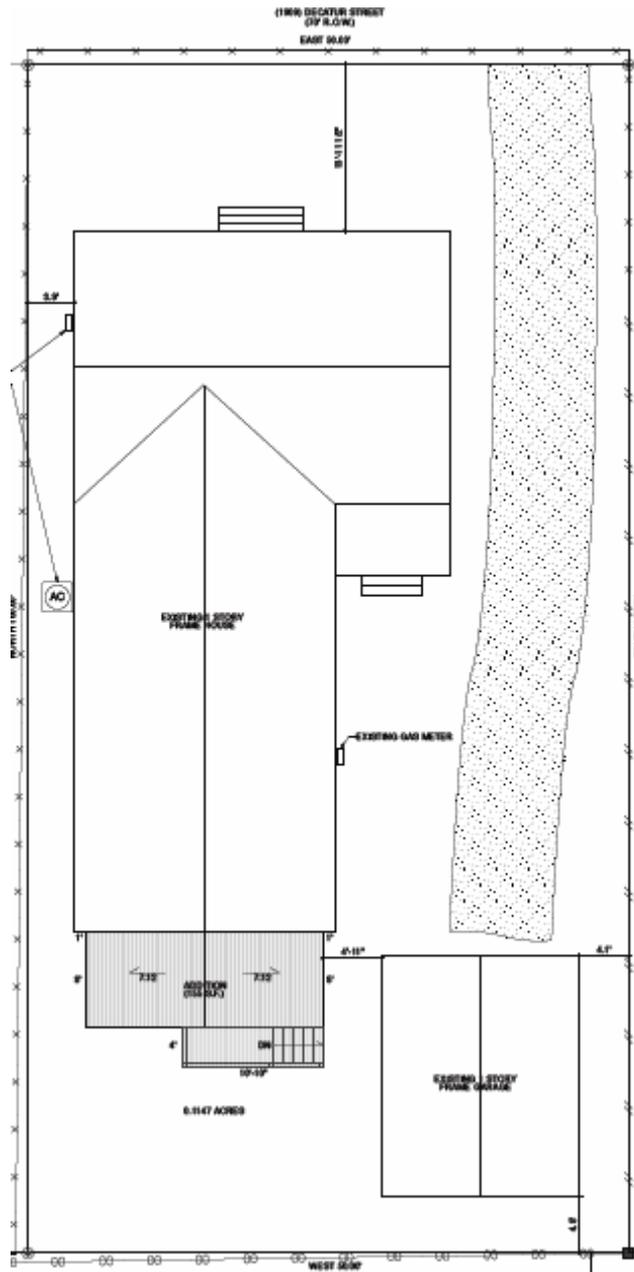


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**Site Plan
Showing Proposed Rear Addition Shaded
Not to Scale**

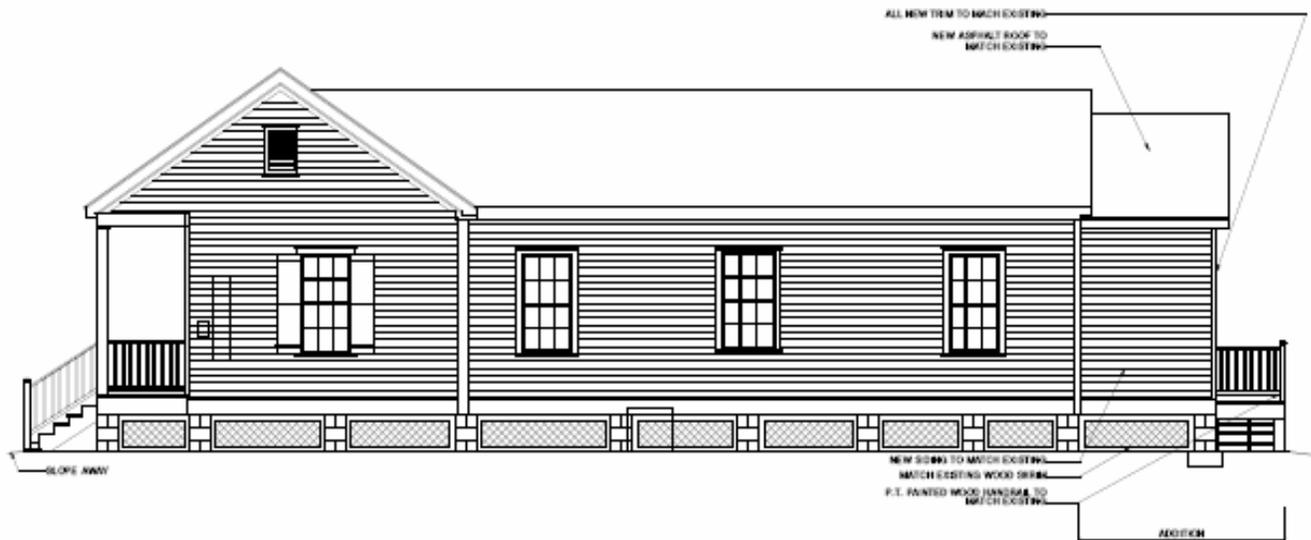


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**West Elevation
Facing Side Property Line
Not to Scale**

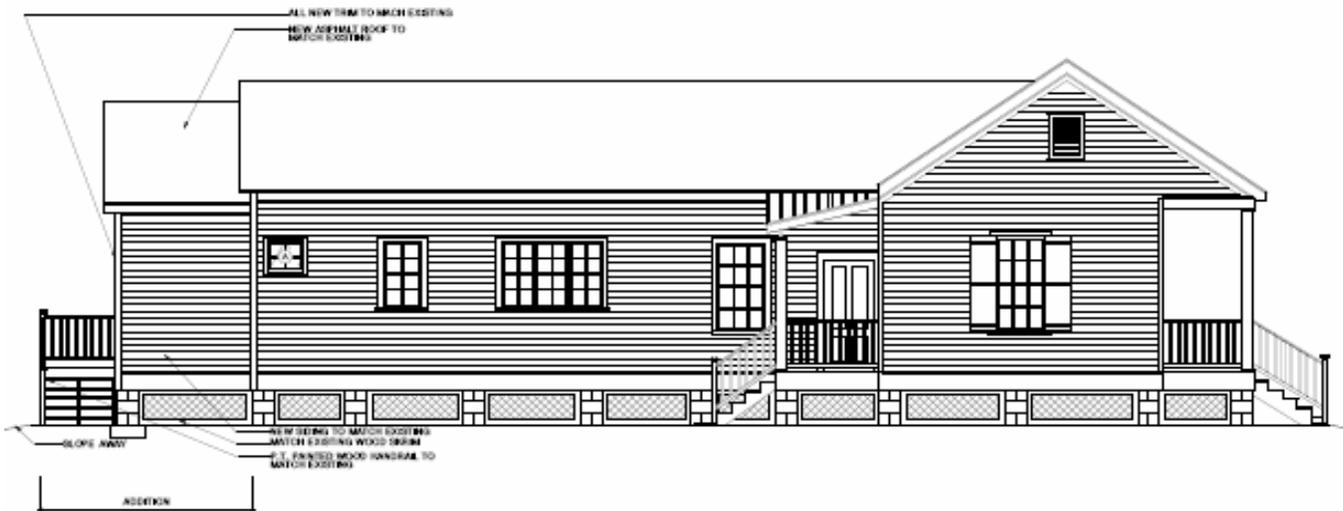


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**East Elevation
Facing Side Property Line
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**South Elevation
Facing Rear Property Line
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AGENDA ITEM: Ig

HPO File No. 110307

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